

A11150597 © Miami MLS® 2022



\$3,849,000

18975 COLLINS AVE 2703 SUNNY ISLES BEACH FL 33160

<https://rluxury.com>

3 bedrooms + Den/3.5 Bathrooms (2716ft' interior+756 balconies). FULLY FINISHED & FURNISHED. 1KING +2QUEEN BEDS (made in Italy) 27th floor flow-through, east to west, sunrise to sunset, Den(make it your office, playroom, or library),midnight bar in Master, fully built out closets, chandeliers, curtains, porcelain tile floors, BBQ on Balcony, NEST Thermostats, TOTO Toilets, Electric Range [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2271 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 3 beds

Area: 2271 sq ft

Bathrooms Full: 3

Category: Residential

Status: Active

Bathrooms: 4 baths

Year built: 2019



Rooms & Units Description

Unit Number: 2703

Property details

Builder Model: C

Disclosures: Owner Is Listing Agent

Parcel Number: 31-22-02-055-1770

Total Building Area: 2271

Subdivision Name: ARMANI

Possession: Negotiable

Property Features



Building Features: Exterior Lighting

Interior Features: Bedroom on Main Level,Closet Cabinetry,Entrance Foyer,Kitchen Island,Living/Dining Room,Custom Mirrors,Main Living Area Entry Level,Walk-In Closet(s)

Window Features: Impact Glass,Tinted Windows

Parking Features: Attached,Garage,Valet

Architectural Style: High Rise

Cooling: Central Air

Covered Spaces: 1

Furnished: Furnished

Garage Y/N: 1

Heating Y/N: 1

Pets Allowed: Conditional,Yes

View Y/N: 1

Entry Location: 27

Property Attached Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Available

Exterior Features: Balcony

Waterfront Features: Ocean Front

Pool Features: Association

Appliances: Built-In Oven,Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Washer

Association Amenities: Billiard Room,Community Kitchen,Fitness Center,Hobby Room,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Trash

Cooling Y/N: 1

Flooring: Other,Tile

Garage Spaces: 1

Heating: Central

New Construction Y/N: 1

View: Intercoastal,Ocean,Water

Entry Level: 27

Patio and Porch Features: Balcony,Open

Waterfront Y/N: 1

Stories Total: 52

Location Details

County Or Parish: Miami-Dade County

Directions: COLLINS AVENUE AND 189 STREET on the OCEANFRONT SIDE

Fees & Taxes



Tax Annual Amount: 36408

Tax Year: 2021

Tax Legal Description: 18975
COLLINS CONDO UNIT 2703 UNDIV
0.3242% INT IN COMMON
ELEMENTS OFF REC 31715-2560

Association Fee: 2771

Association Fee Frequency:
Annually

Association Fee Includes: Association
Management,Amenities,Cable TV,Hot
Water,Internet,Maintenance Grounds,Maintenance
Structure,Parking,Reserve
Fund,Sewer,Security,Trash,Water

Miscellaneous

Development Status: New
Construction

Public Survey Township: 31

Public Survey Section: 2

Syndication Remarks: 3-Beds+Den/3.5-Baths FULLY FINISHED
& FURNISHED, OCEANFRONT everything: pool, gym, restaurant,
yoga studio, 2-story spa with hair salon, sauna, steam

Year Built Details: New
Construction

Virtual Tour URL: [TINYURL.COM/ARMANI2703](https://tinyurl.com/ARMANI2703)

Courtesy of

Office Name: Miami VIP Properties

